

7589/BB

WORKINGTON

25 POW STREET

FOR SALE

- ** 100% BUSINESS RATES RELIEF **
- ** TOWN CENTRE BUILDING **
- ** REDEVELOPMENT POTENTIAL **

LOCATION

Workington is the main administrative and financial centre of West Cumbria, with a resident population of circa 30,000, and an estimated local authority catchment of around 95,000. The town is well served by the A595 and A596 trunk roads, and by rail to Carlisle linking with the West Coast Main Line.

The subject property is located on Pow Street, the popular, busy pedestrianised area of Workington's Town Centre where there are national, regional and local retailers and a good mix of cafes and restaurants. The area is adjacent to the Washington Square Shopping Centre.

The property is shown coloured red on the attached Goad Trade plan for information purposes only.

DESCRIPTION

The property is a former town centre public house, suitable for use as a café, salon, restaurant, bar or shop, with potential to create an upper floor residential flat.

ACCOMMODATION

Ground Floor	152.84 sq m	(1,645 sq ft)
First Floor	48.27 sq m	(519 sq ft)
Second Floor	23.48 sq m	(252 sq ft)
Basement	35.46 sq m	(381 sq ft)

SERVICES

We understand that mains water, electricity and drainage are connected to the property.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Public House and Premises with a 2023 List Rateable Value of £8,750.

- ** 100% BUSINESS RATES RELIEF **

The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

SALE PRICE

Offers in the region of **£99,500** are invited for the freehold interest with vacant possession, being sold as seen.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of C-63.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

The property is VAT registered therefore VAT will be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

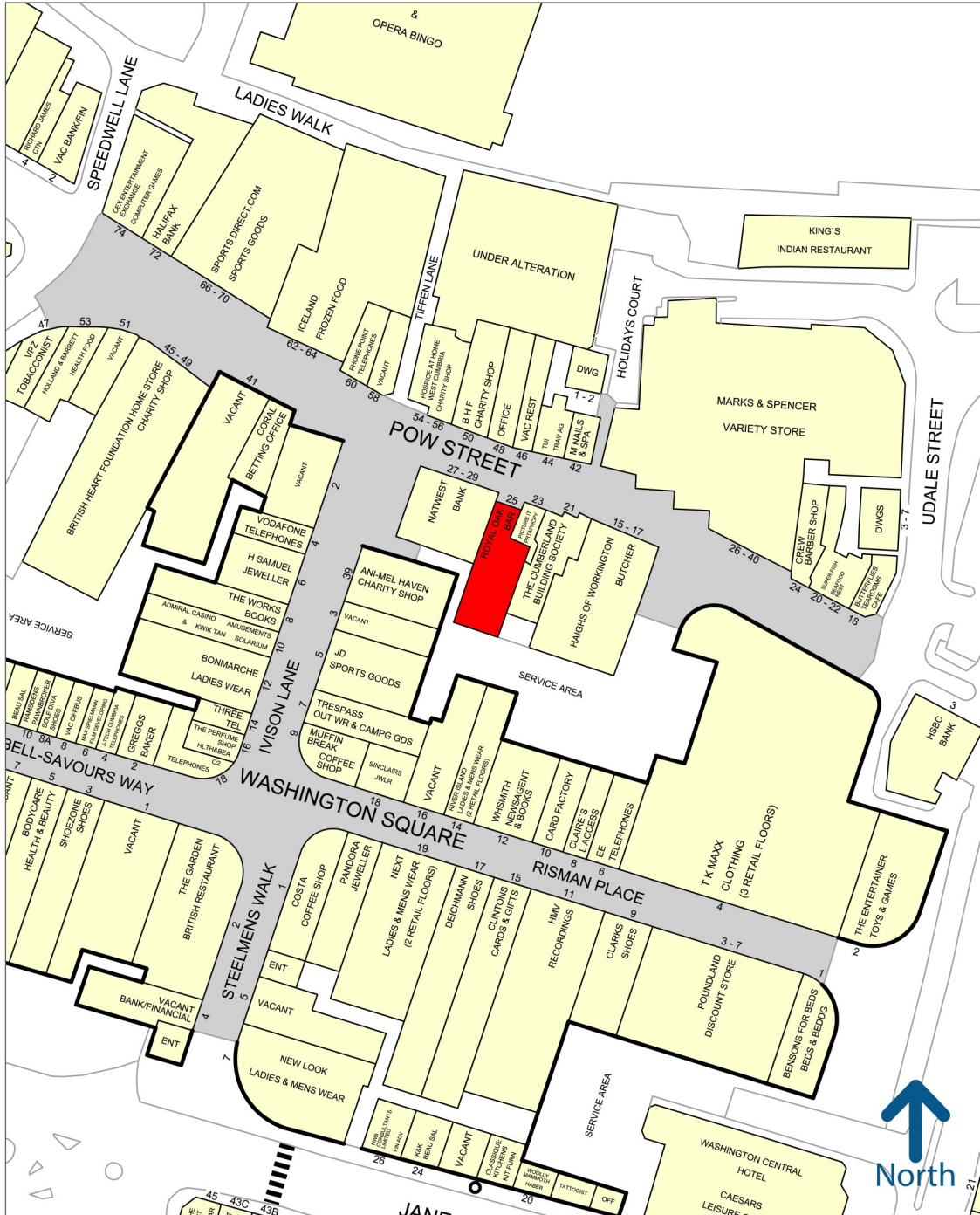
Details Prepared: August 2024

Carigiet Cowen





Workington



Experian Goad Plan Created: 08/08/2024
Created By: Carigiet Cowen

50 metres



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.